

CITY OF OREM
DRAFT PLANNING COMMISSION MEETING MINUTES
FEBRUARY 18, 2015

The following items are discussed in these minutes:

PYNE COVE SUBDIVISION, PLAT B – APPROVED
MEIKLEJOHN INDUSTRIAL PARK SUBDIVISION, PLAT E – APPROVED
WASATCH OREM CENTER STREET – APPROVED
SKIP DUNN EXCAVATING SITE – APPROVED
SOA – SECTION 14-3-3 CREATE SIGN ZONE F – RECOMMENDED APPROVAL

STUDY SESSION

PLACE – Orem City Main Conference Room

At 3:30 p.m. Chair Moulton called the Study Session to order.

Those present: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker, Planning Commission members; Jason W. Bench, Planning Director; David R. Stroud, City, Planner; Clinton Spencer, GIS Planner; Brandon Stocksdales, Planner; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; David Spencer, City Council Liaison and Loriann Merritt, Minutes Secretary

Those excused: Derek Whetten, Planning Commission member; Bill D. Bell, Development Services Director; Steve Earl, Legal Counsel

The Commission and staff briefly reviewed agenda items and minutes from February 4, 2015 meeting and adjourned at 4:25 p.m. to the City Council Chambers for the regular meeting.

REGULAR MEETING

PLACE - Orem City Council Chambers

At 4:30 p.m. Chair Moulton called the Planning Commission meeting to order and asked Carlos Iglesias, Planning Commission member, to offer the invocation.

Those present: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, Michael Walker and Planning Commission members; Jason W. Bench, Planning Director; David R. Stroud, City, Planner; Clinton Spencer, GIS Planner; Brandon Stocksdales, Planner; Sam Kelly, City Engineer; Cliff Peterson, Private Development Engineer; Paul Goodrich, Transportation Engineer; David Spencer, City Council Liaison and Loriann Merritt, Minutes Secretary

Those excused: Derek Whetten, Planning Commission member; Bill D. Bell, Development Services Director; Steve Earl, Legal Counsel;

Chair Moulton introduced **AGENDA ITEM 3.1** as follows:

AGENDA ITEM 3.1 is a request by Hayden Oyne to vacate Pyne Cove Subdivision, Plat A and approve the final plat of **PYNE COVE SUBDIVISION, PLAT B** at 124 East 1200 North in the R5 zone.

Staff Presentation: Mr. Spencer said this item was continued from the February 4, 2015 Planning Commission to allow the applicant to resolve some property line issues.

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The existing residential lots both have single family homes built on them. The owner of the home to the north would like to expand on to the rear of their home, but currently do not have sufficient distance to the rear property line to do so because of the required setback. The proposed subdivision moves the property line between the two lots to allow the desired addition to be constructed. Both lots are zoned R5 and have front and rear setback distances of 22.5' from property line.

The home to the north currently is approximately twenty-eight feet (28') from the rear property line and the home to the south is approximately thirty-one feet (31') to the front property line. The proposed subdivision moves the existing property line to the south approximately six feet (6').

Recommendation: Based on the compliance with all applicable City codes staff recommends the Planning Commission vacate Pyne Cove Subdivision, Plat A, and approve the final plat of Pyne Cove Subdivision, Plat B at 124 East 1200 North in the R5 zone.

Chair Moulton asked if the Planning Commission had any questions for Mr. Spencer.

Mr. Walker said it meets the setbacks in the back.

Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Larsen said she has found that neither the public nor any person will be materially injured by vacating Pyne Cove Subdivision, Plat A, and that there is good cause for the vacation. She then moved to:

1. Vacate Pyne Cove Subdivision, Plat A; and
2. Approve the final plat of Pyne Cove Subdivision, Plat B with two lots at 124 East 1200 North.

Vice Chair Iglesias seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

Chair Moulton introduced **AGENDA ITEM 3.2** as follows:

AGENDA ITEM 3.2 is a request by Craig J. Jones to vacate Lot 3 of Meiklejohn Industrial Park Subdivision, Plat D and approve the final plat of **MEIKLEJOHN INDUSTRIAL PARK, PLAT E** at 1105 North 1300 West in the M2 zone.

Staff Presentation: Mr. Spencer said no buildings currently exist on the property of the proposed subdivision. Lot 1 of the proposed subdivision has been paved and fenced and is being used to store vehicles. Lot 2 is currently vacant. The proposed Lot 1 is 12,764 square feet and Lot 2 is 18,433 square feet which exceeds the minimum zoning requirements. None of the existing easements are being changed from the original Lot 3 of Meiklejohn Industrial Park Subdivision, Plat D.

Recommendation: Based on the compliance with all applicable City codes staff recommends the Planning Commission vacate Lot 3 of Meiklejohn Industrial Park Subdivision, Plat D, and approve the final plat of Meiklejohn Industrial Park, Plat E, at 1105 North 1300 West in the M2 zone.

Chair Moulton asked if the Planning Commission had any questions for Mr. Spencer.

Ms. Larsen asked if there was a sidewalk easement. Mr. Spencer said there is no sidewalk required in the M2 zone.

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Chair Moulton opened the public hearing and invited those from the audience who had come to speak to this item to come forward to the microphone.

When no one came forward, Chair Moulton closed the public hearing and asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

Planning Commission Action: Ms. Buxton said she has found that neither the public nor any person will be materially injured by vacating Lot 3 of Meiklejohn Industrial Park Subdivision, Plat D, and that there is good cause for the vacation. She then moved to:

1. Vacate Lot 3 of Meiklejohn Industrial Park Subdivision, Plat D; and
2. Approve the final plat of Meiklejohn Industrial Park, Plat E with two lots at 1105 North 1300 West.

Ms. Jeffreys seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

Chair Moulton introduced **AGENDA ITEM 3.3** as follows:

AGENDA ITEM 3.3 is a request by Adam Lankford, Wasatch Advantage Group to approve the site plan for **WASATCH OREM CENTER STREET** at 1100 West Center Street in the PD-41 zone.

Staff Presentation: Mr. Spencer said the proposed site plan will be constructed on property that is currently vacant and has been owned by the Christiansen family for several years. A rezone for the property to the PD-41 zone was approved by the City Council on October 18, 2014 along with Appendix JJ which includes several of the development standards the site must include. The concept plan included 168 residential units and two (2) commercial pad sites. The site plan reflects what was approved in the concept plan for the project with 168 residential units. A water feature on the northeast corner of the intersection of



1200 West and Center Street will also be constructed with an entry sign for the City as well as a looping pathway to the east of the apartment buildings.

Some of the amenities include a clubroom, exercise room, on-demand fitness center, and a kid’s play room. Other amenities on site also include a pool with a built in spa, pool house, outdoor kitchen area, a pavilion with a BBQ and table, walking path, and playground equipment (tot lot).

There are a total of seventeen (17) buildings being constructed on the site. Five (5) buildings contain stacked flat units, ten (10) of the buildings are townhome units, and there is also a maintenance shed and a clubhouse on the property. The stacked flat buildings range from forty-three (43’) to forty-seven feet (47’) tall because of grade differences through the site and average forty-five feet (45’) as allowed by ordinance. Each unit in the stacked flats has a balcony. The townhomes are approximately thirty feet (30’) tall. All residential buildings are finished with composition roofing, lap siding, shake tiles, exterior plaster (stucco), stone and batten boards including the clubhouse.

As per code requirements for the PD-41 zone two (2) stalls are required per unit. A total of 336 parking stalls are required and 344 are provided. Also, as per code requirements, there are a total of 208 covered stalls, which provides at least one covered stall per unit.

The existing fencing along the eastern property will remain. A seven foot (7’) masonry wall will be constructed along the northern and western property lines.

The PD-41 zone requires that the site plan provide landscaping as shown on the approved concept plan. A landscaping plan has been provided and complies with the concept plan. As mentioned, a looping walking path is provided to the east of the buildings, as well as a tot lot. Also, the landscaping plan shows details

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1 for the water feature to be constructed at the intersection of 1200 West and Center Street. There are seven
2 (7) dumpster enclosures located within the project.

3
4 Neighborhood meetings were held by the applicant on January 30, 2014 and August 13, 2014 regarding the
5 proposed site plan.

6
7 As has been determined by the development agreement between the City and the applicant, an access to
8 1200 West is required for the project to have more than fifty (50) units. As per email, the applicant has
9 shown that they are in the final stages of acquiring the property necessary for the access from UDOT.
10 Once the property is obtained the applicant is proposing an access easement on the final plat showing
11 access to 1200 West, which satisfies the agreement in regards to access. Three (3) accesses are provided to
12 the property including one on Center Street, 1200 West and 1140 West. A landscaped island will be
13 located at the entrance to the project on 1140 West to provide a traffic calming feature.

14
15 **Recommendation:** Based on compliance with the PD-41 ordinance, staff recommends the Planning
16 Commission approve the site plan for Wasatch Orem Center Street at 1100 West Center Street in the PD-41
17 zone.

18
19 Chair Moulton asked if the Planning Commission had any questions for Mr. Spencer.

20
21 Ms. Larsen asked who will maintain the water feature since it is a gateway to the City. Mr. Spencer said
22 the owners will maintain the water feature as part of the site plan.

23
24 Ms. Jeffreys asked what stacked flats are. Mr. Spencer indicated they are stacked units. The higher
25 elevation buildings will be located more centrally. The townhomes will be 30 feet tall. There will be six
26 units per building.

27
28 Chair Moulton asked if the approval needs to be contingent upon receiving final approval from UDOT.
29 Mr. Spencer said the development agreement addresses those issues. If they do not get the access and
30 improve it they can only build 50 residential units and the commercial pads will go away.

31
32 Mr. Walker asked if the sidewalks on the east side are for public access. Mr. Spencer said the sidewalks
33 are private; however, there is access throughout the development.

34
35 Ms. Jeffreys asked about the location of the fences and retaining walls. Mr. Spencer said they are required
36 by ordinance to build a masonry fence along on the northern and western portions of the property. There is
37 an existing retaining wall along the Peach Haven PRD. There will be “natural grasses” planted between the
38 two retaining walls. Ms. Jeffreys asked if the retaining walls are built along the slope. Mr. Spencer said
39 the retaining walls are at different elevations. He noted there will be no fencing along Center Street.

40
41 Chair Moulton invited the applicant to come forward. Adam Lankford introduced himself.

42
43 Vice Chair Iglesias asked if the clubhouse will have a laundry for the tenants. Mr. Lankford said no, the
44 units are all self-sustaining.

45
46 Vice Chair Iglesias then asked if the sidewalk on the east side is private. Mr. Lankford said the project is
47 private, but pedestrians can access the community and the current neighborhood.

48
49 Chair Moulton asked who will maintain the landscaping along the retaining wall. Mr. Lankford said the
50 plants will be low maintenance and will be maintained by a drip system. He assured the Planning
51 Commission it will not be weeds.

52
53 Chair Moulton opened the public discussion and invited those from the audience who had come to speak to
54 this item to come forward to the microphone.

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1 Christine Revoir, Orem, said there is a retaining wall outside the Peach Haven development, but there is not
2 a retaining wall behind the three houses that are to the north of Peach Haven. She only has a low chain link
3 fence that does not offer much separation between the properties. She was hoping for a more private fence
4 to be installed. She added her home is higher than the development and people will be watching her
5 backyard. Mr. Lankford said that the retaining wall will be six feet tall. He noted that there will be a lot of
6 landscaping between the retaining wall and the townhomes.

7
8 Ms. Revoir asked if the big trees on the eastern border will be taken down. Mr. Lankford said many will
9 have to be removed because of grading.

10
11 Vice Chair Iglesias said the elevation difference between Ms. Revoir's property and the development is
12 quite steep. There will not be a whole lot of noise coming from the development because of the drop. Ms.
13 Jeffreys asked if Ms. Revoir's fence is up high. Ms. Revoir said it is short fence. She is concerned about
14 unsupervised teens going where they will not be seen. Mr. Walker noted the ordinance does not require a
15 fence there.

16
17 Damon Bahr, Orem, asked why staff, the Planning Commission and City Council deemed it is wise to put a
18 large transitional housing development in an area that is already saturated with transitional housing. There
19 is a large apartment building being built behind 7-11 and the entire area is full of transitional homes.

20
21 Mr. Walker said he is also concerned about the amount of apartments in Orem. The bottom line is if a
22 property owner comes in and meets the requirements of the zoning, they have the legal right to build
23 whatever he deems he can make money on. The banks that loan the money do research and if they did not
24 believe it will be successful they would not loan the money.

25
26 Mr. Bahr again asked why it was rezoned, when there is already so much transitional housing. Mr. Bench
27 said the City Council made the decision to rezone in October. Mr. Bahr asked how the City Council could
28 ignore the fact that there was so much transitional housing already. Mr. Bench said they were aware, but
29 made the decision to move forward. He added that the decision before the Planning Commission does not
30 deal with that. Ms. Buxton noted that the minutes are available online and he could read the City Council
31 minutes and understand what they were thinking.

32
33 Don Christian, Orem, said this development, combined with the new developments in Vineyard, will
34 enhance the traffic on Center Street. He wondered what plans were in place to handle the increase in
35 traffic. Mr. Goodrich said that during the rezone the applicant submitted a traffic impact study. The
36 project needed a connection to the neighborhood in order to handle the traffic. Mr. Spencer noted the
37 development agreement shows the applicant contributing to an improved traffic light. Ms. Buxton said that
38 we tend to think the way traffic is today is as much as a road can handle. But because of traffic studies,
39 we are finding the roads can handle more than we think. The traffic studies give us some perspective about
40 how it works other places and if it can work here. The Planning Commission relies on the traffic studies.

41
42 Russ Nelson, Orem, asked how high the masonry fence on the north end will be. Mr. Spencer said
43 ordinance requires a seven foot fence. Mr. Nelson asked if it will be on property line. Mr. Spencer said it
44 will go on the property line. Mr. Nelson asked if the applicant will be tearing down his fence. Mr. Spencer
45 said that is a private matter between you and the applicant.

46
47 Mr. Nelson asked how far from the fence is the first building. Mr. Spencer said the side setbacks from the
48 property line and the building is 20 feet.

49
50 Chair Moulton closed the public discussion and asked if the Planning Commission had any more questions
51 for the applicant or staff. When none did, he called for a motion on this item.

52
53 **Planning Commission Action:** Mr. Walker said he is satisfied that the Planning Commission has found
54 this request complies with all applicable City codes. He then moved to approve site plan of Wasatch Orem
55 Center Street at 1100 West Center Street. Ms. Buxton seconded the motion. Those voting aye: Becky

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Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

Chair Moulton introduced **AGENDA ITEM 3.4** as follows:

AGENDA ITEM 3.4 is a request by Skip Dunn to approve the site plan for **SKIP DUNN EXCAVATING** at 186 North Geneva Road in the M2 zone.

Staff Presentation: Mr. Spencer said the proposed site plan will provide Skip Dunn Excavating with a building to store their equipment in. Currently no buildings are on the property. At the time of application there was a property dispute between Mr. Dunn and the railroad regarding what portion of the property Mr. Dunn could legally use for his site plan. Mr. Dunn was awarded full use of his property by the Fourth District Court in a ruling in October of 2014.



The proposed building contains six storage units and is 150 feet by 80 feet. The building contains 12,000 square feet, and is twenty-eight (28) feet tall. It will be finished with concrete and metal siding with openings for overhead doors.

As per code requirements for the M2 zone sixteen (16) stalls are required and eighteen (18) stalls shown on the site plan. All required parking stalls will be paved.

No new fencing is required with the project. There is an existing fence on the east and south of the proposed site.

The applicant is installing ten feet (10') of landscaping along the street frontage as required. A total of seven (7) trees will be planted. The trees will be located in areas that will allow for better visibility for trucks entering and leaving the site. The landscaping along Geneva Road will be reduced to eight feet (8') in the future when the City installs a ten foot (10') trail along Geneva Road. The applicant is proposing an eighteen foot (18') landscape and sidewalk easement along Geneva Road. The dumpster is located to the east of the building.

As has been discussed with the applicant, there are plans for a trail along Geneva Road in the future and the City Council has approved the roadway section for Geneva Road showing said trail. The applicant is showing an eighteen foot landscape and sidewalk easement to allow for the ten foot (10') trail to be constructed by the City in the future. When the trail is installed, the landscaping will be reduced to eight feet (8') as approved by the City Council and the existing fence will be moved behind the trail, along with the required parking for the site. Other regulations may be required for the site if the site plan is altered in the future as new zoning regulations go into effect.

Recommendation: Based on compliance with the City zoning ordinance, staff recommends the Planning Commission approve the site plan approval for Skip Dunn Excavating at 186 North Geneva Road in the M2 zone.

Chair Moulton asked if the Planning Commission had any questions for Mr. Spencer.

Vice Chair Iglesias asked if the trail easement is being requested does not materialize, will Mr. Dunn be able to petition to request that easement to be relinquished. Mr. Spencer said if the trail does not go in, that would be a reasonable request for Mr. Dunn. Mr. Walker asked what will be required for the trail easement now. Mr. Spencer said this will be ten feet of landscaping, curb and parking behind that.

Chair Moulton asked if the Planning Commission had any more questions for the applicant or staff. When none did, he called for a motion on this item.

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Planning Commission Action: Ms. Jeffreys said she is satisfied that the Planning Commission has found this request complies with all applicable City codes. She then moved to approve the site plan for Skip Dunn Excavating at 186 North Geneva Road. Vice Chair Iglesias seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker. The motion passed unanimously.

Chair Moulton introduced **AGENDA ITEM 4.1** as follows:

AGENDA ITEM 4.1 is a request by Spencer Young to **AMEND SECTION 14-3-3 (FREESTANDING SIGNS)(7) OF THE OREM CITY CODE BY ENACTING REGULATIONS GOVERNING SIGN ZONE F** and amending the sign zone map.

Staff Presentation: Mr. Spencer said the subject is located directly adjacent to I-15 on the southeast side of the interchange at 800 North. The site plan for Culver’s restaurant was approved on October 1, 2014 by the Planning Commission and is currently under construction. Upon reviewing the signage for their business, the applicant determined the existing ordinance for signs in Sign Zone E allowing signs to be constructed twenty-five feet (25’) above the deck of the freeway was not sufficient visibility for their site, especially for traffic traveling north on I-15. The applicant conducted a study showing signs at twenty-five (25) and fifty (50) feet above the deck of the freeway, and concluded that locating the sign fifty (50) feet above the freeway deck would provide adequate visibility for traffic heading south to be able to identify their business in time to exit the freeway.

Instead of altering the entire Sign Zone E, staff recommended the applicant create a new sign zone that would fit the needs of the applicant. The proposed Sign Zone F will allow signs in topographically depressed areas such as the Culver’s site and others to construct a sign that is fifty feet (50’) higher than the deck of the freeway. All other regulations for signs in Sign Zone F would be subject to the same regulations as signs in Sign Zone E.

The Marriott hotel at 873 North 1200 West in the PD-22 zone was allowed to construct an eighty foot (80’) tall sign for similar reasons. The zoning amendment to the PD-22 zone (west of 1200 West) for the Marriott sign was unanimously approved by the City Council on May 10, 2011. According to the applicant for the Culver’s sign, their proposed sign will still appear lower than the Marriott sign.

Neighborhood Meeting: A neighborhood meeting for the proposed rezone was held on January 29, 2015. Four (4) people were in attendance, all of which are part of Culver’s restaurant.

After reviewing the proposed rezone, staff has listed some advantages and disadvantages in respect to the proposal.

Advantages of the proposal:

- Increases commercial visibility along I-15 without effecting the entire Sign Zone E
- Sign Zone F limits the areas that could have taller signs
- Benefits properties that are topographically depressed along I-15

Disadvantages of the proposal:

- Potential to open the door for additional tall signs along the I-15 corridor.

Recommendation: Based on the advantages outlined above, staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 14-3-3 **Freestanding Signs: (Pole & Monument)** by enacting Section 14-3-3(7) of the Orem City Code by adding Sign Zone F to the sign zone table, and changing the sign zone for property located generally at 780 North 1200 West from Sign Zone E to Sign Zone F.

Sign Zone “F”

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1 1. Except as otherwise provided herein, the provisions of Sign Zone E shall apply to signs in
2 Sign Zone F. However, due to the depressed elevation of the area located within Sign Zone F,
3 freestanding signs in Sign Zone F may have a height up to, but not to exceed thirty-five feet (35')
4 above the natural grade of the property at the location of the sign, or fifty feet (50') above the
5 grade of that point of Interstate-15 located directly perpendicular to the location of the sign,
6 whichever is greater.
7

8 Chair Moulton asked if the Planning Commission had any questions for Mr. Spencer.
9

10 Ms. Jeffreys said she was thinking the sign ordinance is 50-foot maximum, but it is 75-feet which is what
11 the Marriott is. Mr. Spencer said the Marriott is 80 feet high. Mr. Walker noted the Marriott sign is above
12 or equal to grade. He thought the Culver’s sign would be 50 feet above the deck of the freeway, where the
13 Marriott sign is 86-90 feet above the deck of the freeway. Mr. Spencer said the Marriott sign is 80 feet
14 from the ground to the top of the sign. Mr. Walker said the ground of the Marriott is equal to the deck of
15 the freeway or more. Mr. Bench said combining the level of the freeway and the lower grade of the land
16 gives us the height of the Culver’s sign to approximately 75 feet. The sign will be 50 feet from the top of
17 the freeway elevation.
18

19 Mr. Walker said this makes a lot of sense because Culver’s is in a hole next to the freeway. Chair Moulton
20 noted that Culver’s can have a sign already, but this will approve the visibility of the sign.
21

22 Vice Chair Iglesias asked about the difference between the 35’ above natural grade and 50’ above grade of
23 I-15 notation in the code. Mr. Spencer said Sign Zone E has a maximum height of is 35’ or 25’ above the
24 deck of the freeway. Creating Sign Zone F will allow the sign to go 50’ above the deck of the freeway,
25 whichever is greater.
26

27 Ms. Larsen asked if the other two zones in the Sign Zone F be allowed to have signs the same height. Mr.
28 Spencer said yes if they are at the same elevation. The size of the sign will depend on the street frontage.
29

30 Vice Chair Iglesias said this is just based on the west side of the property. Vice Chair Iglesias said it is up
31 to the applicant where they want to situate the sign. Mr. Walker said the sign will probably go as far west as
32 possible for highest visibility for the freeway.
33

34 Ms. Buxton said she is usually concerned about sign pollution overall, but this business is in a pit and this
35 will help them. She asked what business is to the south. Mr. Spencer said it is Dal Tile.
36

37 Chair Moulton invited the applicant to come forward. Spencer Young introduced himself.
38

39 Ms. Jeffreys asked what the size of the sign is. Mr. Young said the size is within the allowed regulations.
40 It is smaller than 300 square feet. He said the sign is essential to their success. They need to pull people
41 off the freeway and so it needs to be high enough for the motorist to see it. The building will upgrade the
42 area.
43

44 Chair Moulton opened the public hearing and invited those from the audience who had come to speak to
45 this item to come forward to the microphone.
46

47 When no one came forward, Chair Moulton closed the public hearing and asked if the Planning
48 Commission had any more questions for the applicant or staff. When none did, he called for a motion on
49 this item.
50

51 **Planning Commission Action:** Chair Moulton said he is satisfied that the Planning Commission has
52 found this request complies with all applicable City codes. He then moved to recommend the City Council
53 amend Section 14-3-3 (Freestanding signs)(7) of the Orem City Code by enacting regulations governing
54 Sign Zone F and amend the sign zone map. Ms. Buxton seconded the motion. Those voting aye: Becky
55 Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker. The
56 motion passed unanimously.

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3 **MINUTES:** The Planning Commission reviewed the minutes from the previous meeting. Chair Moulton
4 then called for a motion to approve the minutes of February 4, 2015. Ms. Larsen moved to approve the
5 meeting minutes for February 4, 2015. Ms. Buxton seconded the motion. Those voting aye: Becky
6 Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen, David Moulton, and Michael Walker. The
7 motion passed unanimously.
8

9 **ADJOURN**

10 Chair Moulton called for a motion to adjourn. Vice Chair Iglesias moved to adjourn. Ms. Jeffreys
11 seconded the motion. Those voting aye: Becky Buxton, Carlos Iglesias, Karen Jeffreys, Lynnette Larsen,
12 David Moulton, and Michael Walker. The motion passed unanimously.
13

14 **Adjourn: 5:29 p.m.**
15
16

17 Jason Bench
18 Planning Commission Secretary
19

20 Approved: